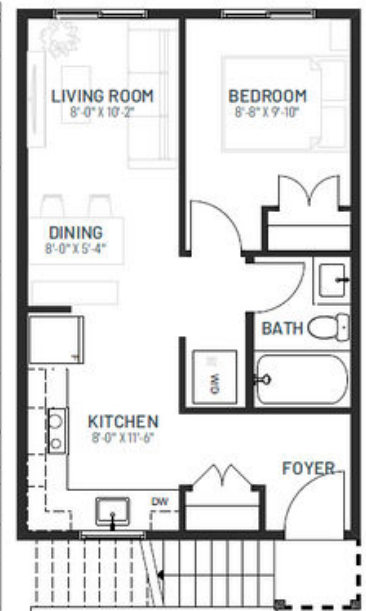
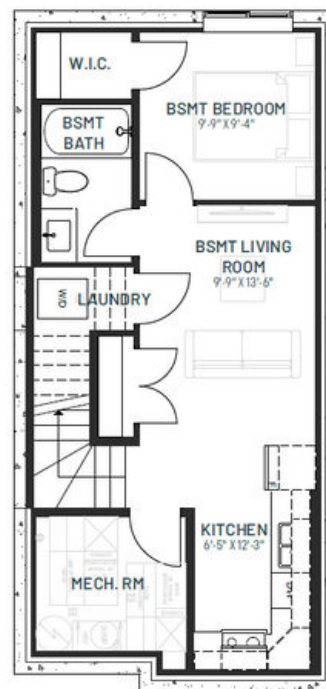
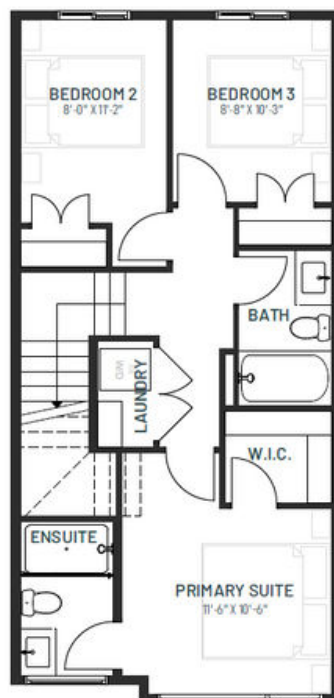
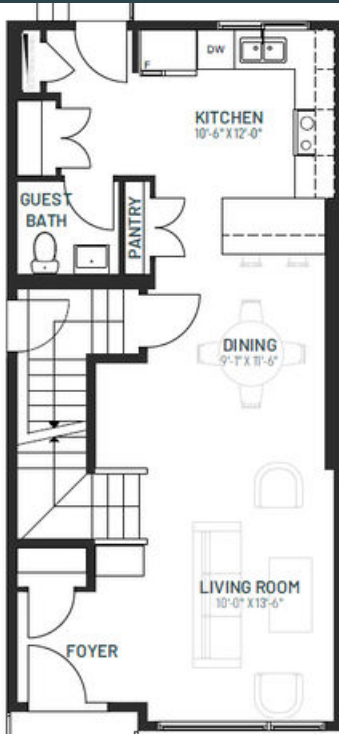


# Triple Income Property

Rosenthal - West Edmonton

## FEATURES:

- Triple Income Single Family Property:
  - Main House with 3 bedrooms
  - Basement Suite with 1 bedroom
  - Garden Suite with 1 Bedroom
- Double Car Detached Garage
- Turn Key Ready
  - Appliances, Blinds, Landscaping, Fencing are all INCLUDED
- Professionally curated interior design packages
- Stylish exteriors with low maintenance materials
- New Home Warranty (ANHWP)



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# Triple Income Property

## Rosenthal - West Edmonton

Assumptions: 5.0% Market Growth, 3.0% Vacancy Rate

Total Investment		
Purchase Price		\$755,900
Down Payment	20%	\$151,180
Legal		\$1,500
Total Investment		\$757,400

Revenue (Rent)		
	Monthly	Annual
Main Floor	\$2,200	\$26,400
Basement Suite	\$1,300	\$15,600
Garden Suite	\$1,500	\$18,000
Garage	\$275	\$3,300
Vacancy Loss	(\$158.25)	(\$1,899)
Total	\$5,116.75	\$61,401

Expenses		
	Monthly	Annual
Mortgage	\$3,410	\$40,920
Property Tax	\$350	\$4,200
Insurance	\$200	\$2,400
Utilities	\$700	\$8,400
Property Management	8%	\$422
Total	\$5,082	\$60,984

Mortgage Terms	
Amortization	30
Rate	5.50%
Term	5 Year Fixed
Payment	\$3,410

ROI Analysis - Year 1	
	Annual
Principal Recapture	\$8,240
Cash Flow	\$417
Total ROI	\$8,657

### ROI Analysis - Year 5

Market Growth (5%)	\$208,891
Principal Recapture	\$46,053
Cash Flow	\$2,085
Total ROI	\$257,029

## CONTACT

Jennifer Dechaine | [jdechaine@cantiro.ca](mailto:jdechaine@cantiro.ca)

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